

# Appendix I: Sample Quitclaim Deed with Covenant

## QUITCLAIM DEED WITH COVENANT

\_\_\_\_\_ of Nowhere, County of Kennebec and State of Maine, for consideration paid, grant, convey and forever quitclaim to the **LAKE DRIVE IN NOWHERE OWNERS ASSOCIATION**, a Maine not-for-profit mutual benefit corporation of Nowhere, County of Kennebec and State of Maine, whose mailing address is 4 Lake Drive, Nowhere, Maine 04000, with quitclaim covenant, a certain lot or parcel of land situated in the Town of Nowhere, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

The Lake Drive being a residential private road in Nowhere, Kennebec County, State of Maine, as shown and fully described on the Boundary Survey of Lake Drive recorded in the Kennebec County Registry of Deeds in Plan File # \_\_\_\_\_, Sheet \_\_\_\_\_.

Being a portion of the land of the Grantor described in a deed recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ in said Registry.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused this instrument to be sealed as her free act and deed this \_\_\_\_ day of May, 2009.

\_\_\_\_\_  
WITNESS

By:\_\_\_\_\_

STATE OF MAINE  
COUNTY OF KENNEBEC

May \_\_\_\_, 2009

Personally appeared before me the above-named \_\_\_\_\_ of \_\_\_\_\_, Maine and acknowledged the above-instrument to be her free act and deed.

\_\_\_\_\_  
Notary Public/Attorney-at-Law